

LEGEND:

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
IRF = IRON ROD FOUND
IRF "PACHICO KOCH" = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PACHICO KOCH" FOUND
U.D.E. = UTILITY AND DRAINAGE EASEMENT
A.U.D.E. = ACCESS, UTILITY & DRAINAGE EASEMENT
F.A.U.D.E. = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
S.S.W.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES

1. LINE TABLE CAN BE FOUND ON SHEET 2
2. ALL BLOCK AND RIGHT-OF-WAY CORNERS ARE 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPING AND IRRIGATION LOCATED WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA/POA."
4. ALL LOTS IN BLOCK X ARE CONSIDERED OPEN SPACE. ALL OPEN SPACE AND COMMON PROPERTIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY/HOMEOWNERS' ASSOCIATION ESTABLISHED IN ACCORDANCE WITH ALLEN LAND DEVELOPMENT CODE SECTIONS 8.20.2 AND 8.20.4."

OWNER/APPLICANT:
ALMA HOLDINGS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
LAUGHING BUDDHA INVESTMENTS LLC
8501 ORCHARD HILL DRIVE
PLANO, TEXAS 5025
PHONE: 972-972-1756
CONTACT: NICK PUNYAMURTHY

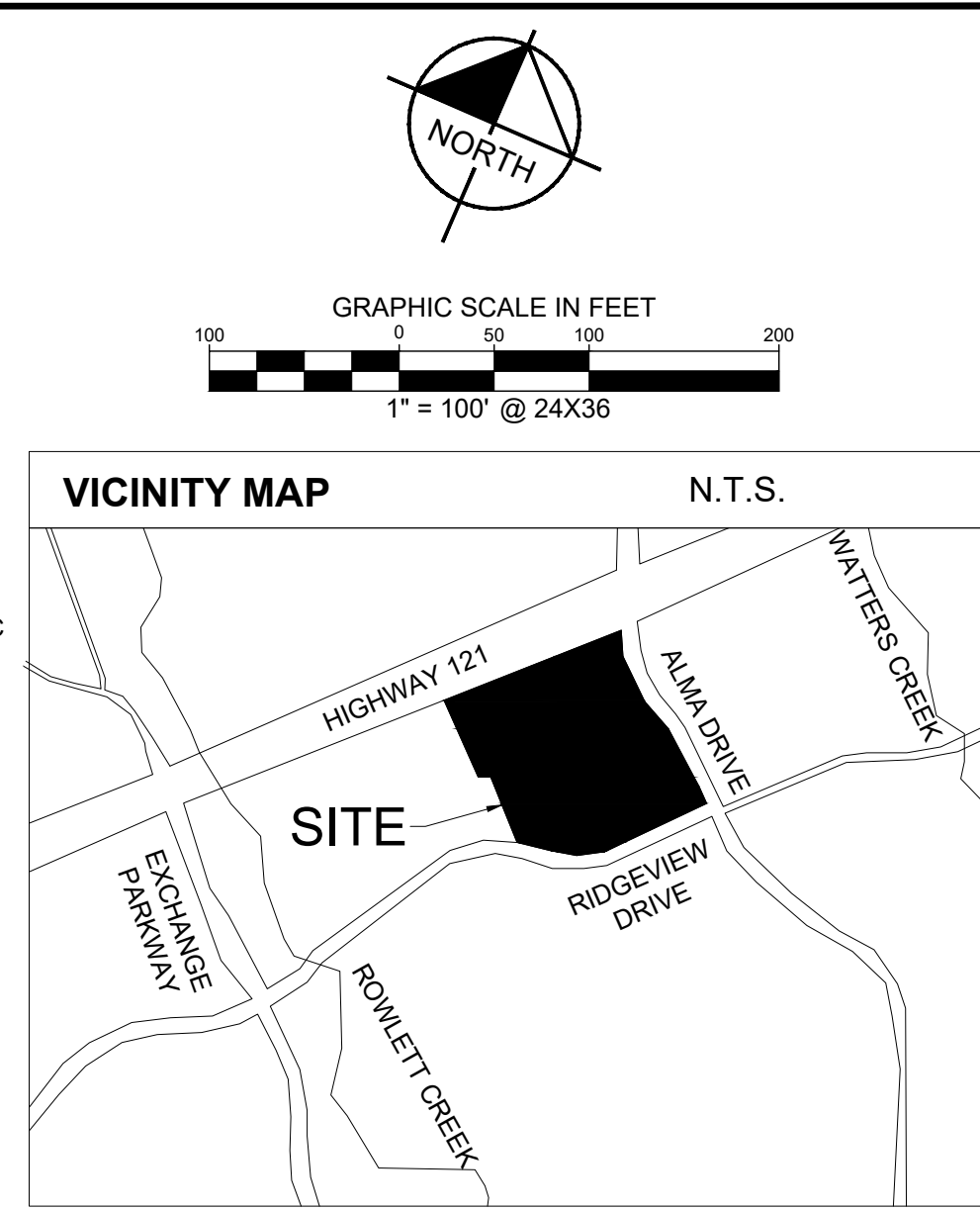
OWNER/APPLICANT:
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PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

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PERFECT LAND DEVELOPMENT LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: MARC MEZA

DEVELOPER:
THAKKAR DEVELOPERS
6500 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-770-1370
CONTACT: JONATHAN KERBY, PE

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1370
CONTACT: JONATHAN KERBY, PE

SURVEYOR:
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CONTACT: J. ANDY DOBBS, RPLS



FINAL PLAT
THE AVENUE ADDITION
LOTS 1, BLOCK A - M & X
BEING 79.285 ACRES OR 3,453,665 SQUARE FEET OF LAND WITH
0.3257 ACRES OR 14,186 SQUARE FEET
OF RIGHT-OF-WAY DEDICATION OUT OF THE
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
JAMES W. PARSONS SURVEY, ABSTRACT NO. 705
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: AUGUST 9, 2021

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

4	8/31/21	Updated per Comments
3	8/13/21	Updated per Comments
2	8/9/21	Lot Adjustments & City Comments
1	5/20/21	First Submittal
No.	DATE	REVISION DESCRIPTION

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MGB	JAD	AUG. 2021	064569600	1 OF 3

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L6	N31°35'04"W	72.31'	L47	N66°26'45"E	54.74'	L102	N66°26'44"E	66.51'
L7	N63°44'17"E	153.06'	L48	S66°26'45"W	50.86'	L103	N66°26'44"E	121.01'
L8	N66°26'44"E	28.54'	L49	N44°15'05"W	44.79'			
L9	N23°33'12"W	75.80'	L50	S21°26'45"W	41.75'			
L10	N67°48'48"E	29.26'	L51	S68°33'15"E	10.93'			
L11	N63°44'17"E	58.78'	L52	N66°26'45"E	82.29'			
L12	N66°26'44"E	53.46'	L53	N03°55'14"E	171.04'			
L13	N67°48'48"E	8.44'	L54	N01°18'39"W	85.03'			
L15	N68°33'16"W	21.21'	L55	N03°55'10"E	146.02'			
L16	S21°26'44"W	21.21'	L56	N01°18'39"W	105.00'			
L17	S09°46'39"W	63.44'	L58	S03°19'55"W	29.28'			
L18	S45°28'41"E	17.10'	L60	S03°19'55"W	35.33'			
L19	N46°59'33"E	23.30'	L61	N63°56'36"E	472.55'			
L20	S46°59'33"W	22.64'	L62	N03°45'33"E	11.90'			
L21	S21°26'44"W	21.21'	L63	N03°45'05"E	29.53'			
L22	S72°34'10"E	19.88'	L64	N63°56'36"E	533.51'			
L23	N63°44'16"E	152.19'	L65	N23°33'16"W	15.00'			
L24	S17°25'50"W	22.65'	L66	S23°33'16"E	15.00'			
L25	N46°57'24"W	20.88'	L67	N63°44'17"E	48.78'			
L26	N40°13'56"E	22.49'	L68	N66°26'44"E	53.46'			
L27	S68°33'16"E	21.21'	L70	S26°44'03"E	45.07'			
L28	S46°19'00"W	19.53'	L71	S23°33'16"E	44.99'			
L29	N45°51'36"W	24.24'	L72	S23°33'16"E	45.07'			
L30	N23°33'16"W	159.89'	L73	S20°22'28"E	45.07'			
L31	N21°26'44"E	21.21'	L74	S23°33'16"E	134.82'			
L32	N85°54'04"E	247.56'	L75	N23°33'16"W	62.86'			
L33	S47°53'36"E	20.76'	L76	N23°33'16"W	72.99'			
L34	N66°27'01"E	14.21'	L77	N26°09'25"W	55.06'			
L35	S69°41'16"E	21.63'	L78	S23°33'16"E	70.72'			
L36	S21°26'44"W	21.21'	L79	S20°57'06"E	55.06'			
L37	N68°33'16"W	21.21'	L80	S09°46'39"W	72.91'			
L38	N47°50'22"E	23.62'	L81	N64°09'18"E	50.04'			
L39	N26°10'15"W	18.52'	L82	S68°44'10"W	50.04'			
L40	N63°51'30"E	5.00'	L83	N63°44'17"E	117.99'			
L41	N26°10'15"W	5.75'	L84	N66°26'44"E	53.46'			
L42	N26°10'15"W	11.60'	L85	N66°26'44"E	17.23'			
L43	N63°51'30"E	5.00'	L86	S66°26'44"W	17.08'			
L44	N59°38'00"E	14.46'	L88	S57°48'48"W	8.44'			
L45	N66°26'44"E	88.51'	L100	S26°10'15"E	18.52'			
L46	S68°33'15"E	17.14'	L101	N23°33'16"W	90.21'			

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°18'25"	44.00'	19.43'	N79°02'28"E	19.28'	C44	4°46'59"	769.00'	64.20'	S87°25'44"E	64.18'	C88	91°49'49"	30.00'	48.08'	N48°11'01"W	43.10'
C2	15°11'29"	1316.00'	348.92'	S80°42'36"E	347.90'	C45	4°47'41"	789.00'	66.03'	S88°54'48"E	66.01'	C89	76°07'25"	30.00'	39.86'	N47°50'22"E	36.99'
C3	40°08'47"	684.00'	479.27'	S86°48'46"W	469.52'	C49	40°08'47"	684.00'	479.27'	N86°48'46"E	469.52'	C90	19°27'20"	463.00'	157.22'	S76°10'24"W	156.46'
C7	19°27'20"	492.00'	167.07'	S76°10'24"W	166.26'	C51	15°33'49"	150.00'	40.75'	S71°31'12"W	40.62'	C91	88°32'45"	30.00'	46.36'	S69°16'53"E	41.88'
C8	19°27'20"	450.00'	152.80'	S76°10'24"W	152.07'	C52	5°19'22"	437.00'	40.60'	S61°04'36"W	40.58'	C92	14°25'54"	463.00'	116.62'	N32°13'27"W	116.31'
C9	7°58'13"	700.00'	97.38'	N27°35'57"W	97.30'	C53	8°01'48"	813.00'	113.94'	N62°25'50"E	113.85'	C93	15°53'09"	437.00'	121.16'	S31°29'50"E	120.77'
C10	5°05'53"	449.95'	40.04'	S61°11'22"W	40.02'	C54	31°35'42"	463.00'	255.32'	N82°14'36"E	252.09'	C94	90°00'00"	30.00'	47.12'	S21°26'44"W	42.43'
C12	15°53'09"	450.00'	124.77'	N31°29'50"W	124.37'	C55	8°47'18"	437.00'	67.03'	N86°21'12"W	66.96'	C95	90°00'00"	30.00'	47.12'	N68°33'16"W	42.43'
C13	17°38'34"	450.00'	138.57'	S14°43'59"E	138.02'	C56	102°14'50"	30.00'	53.54'	N38°07'43"E	46.71'	C96	33°19'55"	437.00'	254.23'	N06°53'18"W	250.66'
C14	4°14'35"	800.00'	58.25'	N64°19'27"E	59.23'	C57	10°33'34"	437.00'	80.54'	N18°16'29"W	80.42'	C98	8°37'56"	87.00'	13.11'	N62°07'46"E	13.10'
C15	23°44'19"	450.00'	186.44'	N78°18'54"E	185.11'	C58	15°53'09"	437.00'	121.16'	N31°29'50"W	120.77'	C99	8°37'56"	113.00'	17.02'	N62°07'46"E	17.01'
C16	6°22'31"	450.00'	50.07'	S06°35'24"W	50.05'	C59	15°53'09"	463.00'	128.37'	S31°29'50"E	127.96'	C101	90°00'00"	30.00'	47.12'	S21°26'44"W	42.43'
C17	19°27'20"	450.00'	152.80'	N76°10'24"E	152.07'	C60	90°00'00"	30.00'	47.12'	S68°33'16"E	42.43'	C103	2°22'44"	140.00'	5.81'	S78°06'44"W	5.81'
C18	8°37'56"	450.00'	67.80'	S27°52'13"E	67.73'	C61	90°00'00"	30.00'	47.12'	N21°26'44"E	42.43'	C104	15°33'49"	160.00'	43.46'	N71°31'12"E	43.33'
C19	33°19'55"	450.00'	261.79'	N06°53'18"W	258.11'	C62	33°19'55"	463.00'	269.35'	N06°53'18"W	265.57'	C105	43°08'55"	20.00'	15.06'	S85°18'45"W	14.71'
C20	19°27'11"	450.00'	152.78'	N56°43'09"E	152.05'	C63	111°18'53"	30.00'	58.28'	S45°52'48"E	49.54'	C106	15°33'49"	150.00'	40.75'	N71°31'12"E	40.62'
C21	9°02'29"	1061.00'	167.43'	S05°06'51"E	167.26'	C64	12°01'01"	437.00'	91.65'	N72°27'15"E	91.48'	C107	36°30'03"	40.00'	25.48'	S81°58'19"W	25.05'
C22	25°57'02"	1051.00'	476.02'	S30°00'59"E	471.96'	C65	17°34'48"	435.00'	133.47'	N67°39'20"E	132.95'	C108	2°40'35"	935.00'	43.67'	S87°47'08"E	43.67'
C23	16°21'11"	1149.00'	327.94'	S34°26'06"E	326.83'	C66	66°43'18"	40.00'	46.58'	N15°30'17"E	43.99'	C109	25°41'34"	419.00'	187.89'	S79°17'31"W	186.32'
C24	28°14'31"	450.00'	229.67'	S81°04'00"W	227.18'	C67	42°04'52"	40.00'	29.38'	S66°30'55"W	28.72'	C110	22°49'52"	481.00'	191.67'	S77°51'40"W	190.40'
C25	2°44'14"	419.00'	20.02'	S59°47'03"W	20.02'	C68	18°58'15"	465.00'	153.96'	N56°57'37"E	153.26'	C111	102°14'50"	12.00'	21.41'	N38°07'43"E	18.68'
C26	8°01'48"	831.00'	116.47'	N62°25'50"E	116.37'	C69	90°00'00"	30.00'	47.12'	S21°26'44"W	42.43'	C112	22°48'24"	463.00'	184.30'	S77°50'56"W	183.08'
C28	31°35'42"	481.00'	265.24'	N82°14'36"E	261.89'	C70	98°01'48"	30.00'	51.33'	S72°34'10"E	45.29'	C113	22°46'24"	437.00'	173.95'	S77°50'56"W	172.80'
C27	5°54'08"	419.00'	43.16'	N84°54'37"W	43.14'	C71	5°17'13"	469.16'	43.29'	S61°04'36"W	43.28'						
C28	10°33'34"	419.00'	77.22'	N18°16'29"W	77.11'	C72	61°16'22"	40.00'	42.78'	N33°06'06"E	40.77'						
C29	15°53'09"	419.00'	116.17'	N31°29'50"W	115.80'	C73	81°58'12"	30.00'	42.92'	N17°25'50"E	39.35'						
C30	5°42'22"	481.00'	47.90'	S36°35'14"E	47.88'	C74	8°01'48"	787.00'	110.30'	N62°25'50"E	110.21'						
C31	33°19'55"	481.00'	279.82'	N06°53'18"W	275.89'	C75	18°01'37"	437.00'	137.49'	N75°27'33"E	136.93'						
C32	11°45'46"	408.00'	83.76'	N72°19'38"E	83.62'	C76	92°27'08"	30.00'	48.41'	S49°18'05"E	43.32'						
C33	19°27'11"	408.00'	138.52'	N56°43'09"E	137.86'	C77	1°24'53"	437.00'	10.79'	S02°22'04"E	10.79'						
C34	19°27'11"	481.00'	163.31'	N56°43'09"E	162.53'	C78	82°59'16"	30.00'	43.45'	S39°50'00"W	39.75'						
C35	5°19'22"	481.00'	44.68'	S61°04'36"W	44.67'	C79	14°52'54"	463.00'	120.26'	N73°53'12"E	119.92'						
C36	8°01'48"	769.00'	107.76'	N62°25'50"E	107.69'	C80	90°00'00"	30.00'	47.12'	N68°33'16"W	42.43'						
C37	17°41'16"	419.00'	129.35'	N75°17'22"E	128.84'	C81	99°42'06"	30.00'	52.20'	N46°46'32"E	45.86'						
C38	14°20'28"	481.00'	120.39'	N73°36'59"E	120.08'	C82	1°24'52"	437.00'	10.79'	S82°39'59"E	10.79'						
C39	12°54'06"	481.00'	108.31'	N17°06'12"W	108.08'	C83	72°03'24"	30.00'	37.73'	S45°55'51"E	35.29'						
C40	19°27'20"	419.00'	142.28'	S76°10'24"W	141.59'	C84	13°39'07"	463.00'	110.32'	N16°43'42"W	110.06'						
C41	12°43'40"	481.00'	106.85'	N33°04'35"W	106.63'	C85	90°00'00"	30.00'	47.12'	S21°26'44"W	42.43'						
C42	5°40'19"	419.00'	41.48'	S36°36'15"E	41.46'	C86	19°27'20"	437.00'	148.39'	S76°10'24"W	147.68'						
C43	33°19'55"	419.00'	243.75'	N06°53'18"W	240.33'	C87	91°49'49"	30.00'	48.08'	N48°11'01"W	43.10'						

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THAKKAR DEVELOPERS
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PHONE: 972-885-8501
CONTACT: DAVID PAGAN

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SUBMISSION DATE: AUGUST 9, 2021

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MGB	JAD	AUG. 2021	064569600	2 OF 3

4	8/31/21	Updated per Comments
3	8/13/21	Updated per Comments
2	8/9/21	Lot Adjustments & City Comments</

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT LLC are the owners of a tract of land situated in the Thomas Phillips Survey, Abstract No. 717, the John Phillips Survey, Abstract No. 718 and the J.W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas and being part of a tract of land described in Special Warranty Deed with Vendor's Lien to ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT LLC, recorded in Instrument No. 20171102001464030, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the northwest corner of a right-of-way corner clip at the intersection of the southeast right-of-way line of State Highway No. 121 (a variable width right-of-way) and the west right-of-way line of Alma Road (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 63°01'46" East, a distance of 29.31 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the southeast corner of said right-of-way corner clip and at the beginning of a non-tangent curve to the left having a central angle of 42°15'17", a radius of 1046.00 feet, a chord bearing and distance of South 21°51'51" East, 754.05 feet;

THENCE with said west right-of-way line, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 771.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the end of said curve;
South 43°00'27" East, a distance of 106.35 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 16°44'56", a radius of 1154.00 feet, a chord bearing and distance of South 34°37'59" East, 336.14 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 337.34 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
South 26°15'32" East, a distance of 70.07 feet to a 5/8" iron rod found for corner;
South 24°37'20" East, a distance of 19.55 feet to a 1/2" iron rod found for corner;
South 25°12'20" East, a distance of 530.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the northermost end of a right-of-way corner clip at the intersection of said west right-of-way line and the northwest right-of-way line of Ridgeview Drive (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 18°43'48" West, a distance of 21.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the southernmost end of said right-of-way corner clip;

THENCE with said northwest right-of-way line, the following courses and distances:

South 63°51'30" West, a distance of 209.69 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
South 61°24'15" West, a distance of 350.32 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
South 63°51'30" West, a distance of 230.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
South 62°53'10" West, a distance of 128.18 feet to a 5/8-inch iron rod with a red plastic cap found at the beginning of a non-tangent curve to the right having a central angle of 43°07'19", a radius of 940.00 feet, a chord bearing and distance of South 85°19'29" West, 690.88 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 707.46 feet to a 5/8-inch iron rod with a red plastic cap found for corner;
North 73°06'51" West, a distance of 176.23 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the left having a central angle of 14°44'39", a radius of 1060.00 feet, a chord bearing and distance of North 80°29'11" West, 272.02 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 272.77 feet to a 5/8" iron rod with plastic cap stamped "PACHECO KOCH" found southeast corner of a called 32.016-acre tract of land, described In a deed to the Collin County Community College District, recorded in Instrument No. 20170616000786140, Official Public Records of Collin County, Texas;

THENCE departing said northwest right-of-way line, along the easterly line of said 32.016-acre tract, the following courses and distances:

North 23°33'16" West, a distance of 773.40 feet to a 5/8" iron rod with plastic cap stamped "PACHECO KOCH" found;
South 80°59'37" West, a distance of 102.94 feet to a 5/8" iron rod with plastic cap stamped "PACHECO KOCH" found;
North 23°33'16" West, a distance of 665.24 feet to a 5/8" iron rod with plastic cap stamped "PACHECO KOCH" found in said southeast right-of-way line of State Highway No. 121;

THENCE with said southeast right-of-way line, the following courses and distances:

North 66°18'20" East, a distance of 610.14 feet to a TXDOT right-of-way monument found for corner;
North 70°38'43" East, a distance of 934.79 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
North 63°47'12" East, a distance of 361.98 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
North 66°19'00" East, a distance of 26.60 feet to the **POINT OF BEGINNING** and containing 79.285 acres (3,453,665 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

KNOW ALL MEN BY THESE PRESENTS:

That **ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT LLC**, through the undersigned authority, does hereby adopt this plat designating the described property as **THE AVENUE ADDITION**, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 20____.

ALMA HOLDINGS LLC.

Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

LAUGHING BUDDHA INVESTMENTS LLC

Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

PERFECT BUILDERS LLC

Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

PERFECT LAND DEVELOPMENT LLC

Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Approved _____

Attest _____

Chairman _____
Planning and Zoning Commission

Secretary _____
Planning and Zoning Commission

Date _____

Date _____

Executed Pro Forma

Mayor

Date _____

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of The Avenue Addition, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 20____.

City Secretary, City of Allen

SURVEYOR'S STATEMENT

I, Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Allen, Texas.

Dated the _____ day of _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER/APPLICANT:
ALMA HOLDINGS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
LAUGHING BUDDAH INVESTMENTS LLC
8501 ORCHARD HILL DRIVE
PLANO, TEXAS 5025
PHONE: 972-972-1756
CONTACT: NICK PUNYAMURTHY

OWNER/APPLICANT:
PERFECT BUILDERS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
PERFECT LAND DEVELOPMENT LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: MARC MEZA

DEVELOPER:
THAKKAR DEVELOPERS
6500 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: DAVID PAGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1370
CONTACT: JONATHAN KERBY, PE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

**FINAL PLAT
THE AVENUE ADDITION
LOTS 1, BLOCK A - M & X**

**BEING 79.285 ACRES OR 3,453,665 SQUARE FEET
OF LAND WITH**

**0.3257 ACRES OR 14,186 SQUARE FEET
OF RIGHT-OF-WAY DEDICATION OUT OF THE
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
JAMES W. PARSONS SURVEY, ABSTRACT NO. 705
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: AUGUST 9, 2021**

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MBG	JAD	AUG. 2021	064569600	3 OF 3

4	8/31/21	Updated per Comments
3	8/13/21	Updated per Comments
2	8/9/21	Lot Adjustments & City Comments
1	5/20/21	First Submittal
No.	DATE	REVISION DESCRIPTION

DWG NAME: K:\DOW_SURVEY\064569600 - THE AVENUE\DWG\064569600_ALMA & 121_LP_OVERALL.DWG PLOTTED BY: BLANKENSHIP, MATTHEW 8/9/2021 7:57 PM LAST SAVED: 8/31/2021 7:56 PM